

Narrative

Kachina Estates Subdivision Wall and Signage Application

07.10.2017

Kachina Dev, LLC would like to obtain approval for a revision to the existing subdivision wall for Kachina Dev Estates and approval for a subdivision sign.

Subdivision Sign:

Kachina Dev, LLC would like to obtain approval for a subdivision sign for the Kachina Estates subdivision. The location of the sign is at the northeast corner of Casa Blanca and Lincoln. The size of the sign is 9'-4" wide and 16" tall. The sign is made of steel with a light flat back finish with the letters "K, A, C, H, I, N, A" reclaimed from the former Kachina Country Day School building in a darker black finish. The size of the letters are approximately 3" wide by 8" tall. The sign is mechanically fastened to an existing wall of the property at 6608 E. Malcomb Drive. There are no plans to install lighting for the sign. See a picture of the sign below.

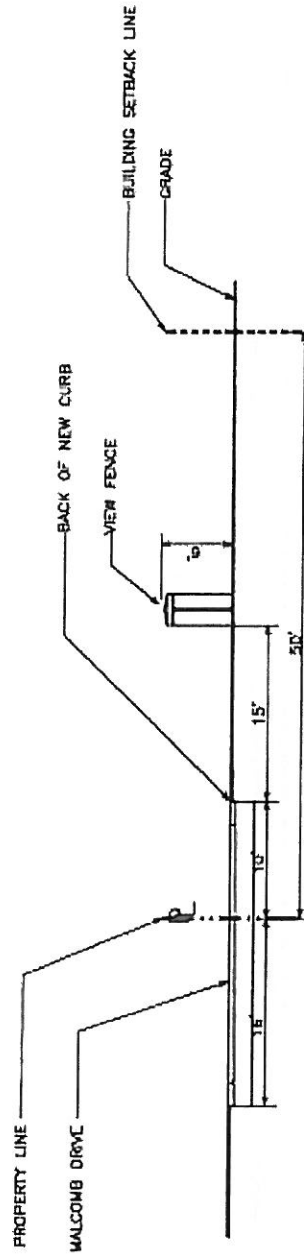
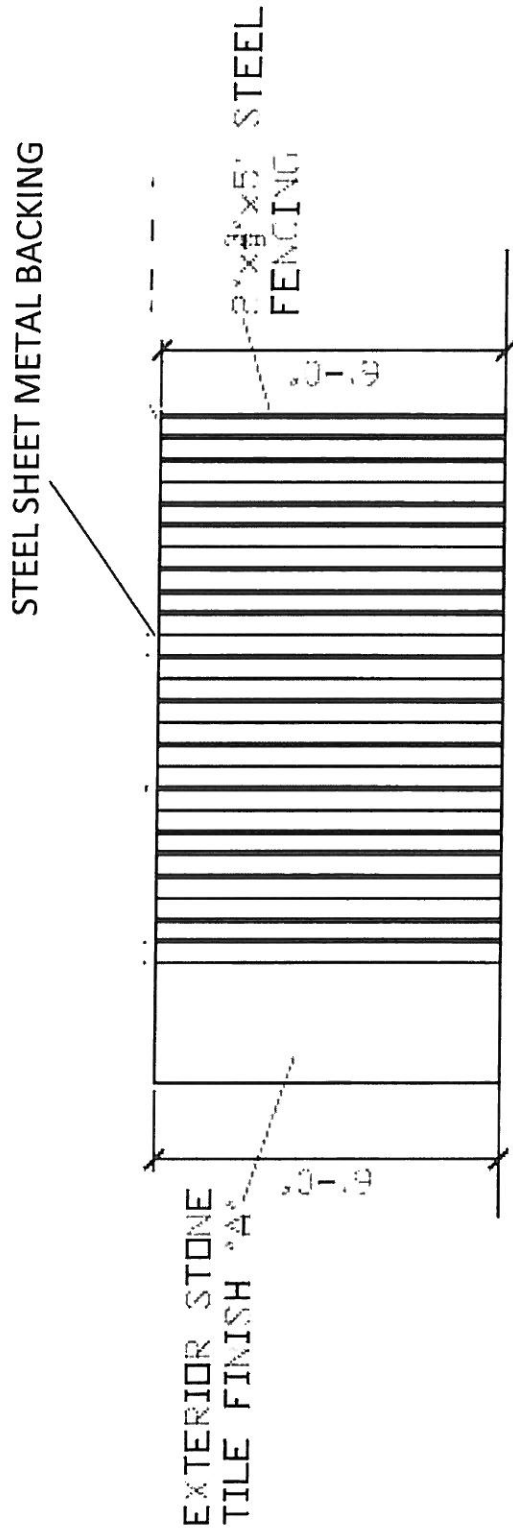


Revision to Subdivision Wall:

Kachina Dev, LLC would like to obtain approval for a antiqued sheet metal screening to the interior of the subdivision fence for the Kachina Estates subdivision. The screening provides privacy and security for the back yards and pool safety compliance for the following two homes in the subdivision, 6608 E. Malcomb Drive and 6682 E. Malcomb Drive. The original intent was for the subdivision wall to be along the front yards of the two properties however the final design and orientation of the homes put the fence along the side/back yards of the homes. The steel will have a natural rusted finish to match the existing subdivision fence. Details for the fence as well as a site plan are included with this narrative. Pictures of the existing install are included below.



FENCE DETAILS



CROSS SECTION
VIEW FENCE AND BUILDING SETBACK

N. CASA BLANCA DR.

300'13'52"E

30.01'

291.16'

546.93'

255.77'

188°39'11"E

171.11'

332°32'02"W

306.56'

331.57'

300°16'05"W

136.30'

555°28'42"E

136.30'

555°46'34"E

207°50'

ANY FUTURE WALL ALONG CASA BLANCA SHALL COMPLY WITH TOWN OF PARADISE WALLEY TOWN CODE SEC. 3-10-70

RIGHT-OF-WAY LANDSCAPE ALONG CASA BLANCA SHALL COMPLY WITH TOWN OF PARADISE WALLEY TOWN CODE SEC. 3-10-70

EXISTING SQUARED TO REMAIN (TYP.)

15' TRIANGLE - 50'x50'

18 FT Sign to Property

120 FT

15' EASEMENT FOR PUBLIC RIGHT-OF-WAY

55' B.S.L.

42.83'

42.21'

500°57'00"E

130.00'

512°44'55"W

105.57'

552°48'16"W

186.08'

RIGHT-OF-WAY LANDSCAPE ALONG OUL-DE-SAC SHALL COMPLY WITH TOWN OF PARADISE WALLEY TOWN CODE SEC. 3-10-70

55' B.S.L.

140 FT

VIEW FENCE SET BACK 15'

15' Back of Curb

25 FT Sign to Property

25 FT Back of Curb

E. MALCOMB DRIVE

NEW BACK OF CURB

EXISTING WISCONSIN TO REMAIN

- Denotes Area with Fence Backing
- Denotes Property Line
- Denotes Distance to Property line
- Denotes Distance to Back of Curb
- Cross Section

Application Date: 7/10/2017

Application Fee: \$2635
~~\$2,125~~

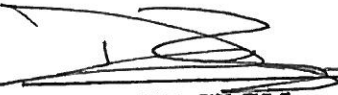
Date Fee Paid: _____

Receipt No.: _____

Received by: _____
Initials

**TOWN OF PARADISE VALLEY
BUILDING DEPARTMENT
SUBDIVISION SIGN APPLICATION**

Applicant: KACHINA DEV, LLC
Applicant's Mailing Address: 10632 N. SCOTTSDALE RD B685 SCOTTSDALE, AZ 85254
Phone number for contact: 602-695-1000
Location of proposed sign (Cross Streets): CASA BLANCA | LINCOLN
Subdivision Name: KACHINA ESTATES
Size of Sign: 16" TALL X 9'4" WIDE
Construction materials: SHEET METAL FOR FENCE, SHEET METAL + RECLAIMED KACHINA ART SCHOOL LETTERING
Color of sign: RUSTED STEEL
Proposed lighting (watts): N/A


PLEASE SIGN

Please provide 1 set of submittals along with this application:

1. Description of how the proposed sign(s) will be mounted;
2. Site plan showing street names, any proposed lighting, and location of sign(s) to be installed; and;
3. Elevation of sign(s) with dimensions and total square foot.
4. Vicinity map showing street names.

Once fee(s) are paid, and all submittals are approved by the Planning Department, the item will be put on the next available Town Council Agenda for final approval.

Of

(480) 443-3236 Fax

OWNER'S SIGNATURE

APPLICATION FOR SUBDIVISION WALL

(REQUIRED) PLEASE PROVIDE A NARRATIVE DESCRIPTION OF THE PROPOSAL. YOU MAY USE A SEPARATE 8 ½" BY 11" SHEET IF NECESSARY:

SEE ATTACHED

APPLICATION SUBMITTALS DUE WITH SUBMISSION OF THE APPLICATION NOTE: PLEASE RETURN CHECKLIST WITH THE APPLICATION SUBMITTALS.

- ✓ Application form with proof of ownership
 - ✓ Letter from the owner(s) authorizing agent to make the application if owner(s) do not sign the application (if applicable)
 - ✓ Filing Fee: See Fee Schedule
 - ✓ Narrative
 - ✓ Detailed Wall/Fence Elevations
 - ✓ Site Plan (showing setbacks and corner vision)
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TOWN OF PARADISE VALLEY
APPLICATION FOR SUBDIVISION WALL

PLEASE MARK THE APPROPRIATE BOX FOR APPLICATION.

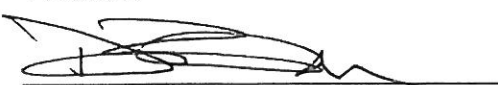
PARCEL NO.: 174 - 62 - 936+939 DATE: 7/10/2017
(County Tax Assessor Number)

NAME OF SUBDIVISION: KACHINA ESTATES

ADDRESS OR LOCATION OF PROPERTY: CASA BLANCA | MALCOMB
6608 E. MALCOMB DR.
6682 E. MALCOMB DR.

OWNER: KACHINA DEV, LLC
NAME
10632 N. SCOTTSDALE RD 3685 (602) 695-1000
ADDRESS PHONE #
SCOTTSDALE, AZ 85254

AUTHORIZED AGENT: DIRK BLOOM
NAME
10632 N. SCOTTSDALE RD 3685 SCOTTSDALE, AZ 85254
ADDRESS
(602) 695-4800 480-244-8407 () N/A
PHONE # FAX #


SIGNATURE OF REPRESENTATIVE

174-62-939 Residential Parcel

This is a residential parcel and the current owner is KACHINA DEV LLC. It is located in the Kachina Estates subdivision and MCR 124903.

Property Information

MCR #	<u>124903</u>
Description:	KACHINA ESTATES MCR 1249-03
Lat/Long	
Lot Size	43,561 sq ft.
Zoning	SUP-P
Lot #	4
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	PARADISE VALLEY
S/T/R	10 2N 4E
Market Area/Neighborhood	14/011
Subdivision (4 Parcels)	<u>KACHINA ESTATES</u>

Owner Information**KACHINA DEV LLC**

Mailing Address	10632 N SCOTTSDALE RD SUITE B PMB 685 , SCOTTSDALE, AZ 85254-6164
Deed Number	<u>160596779</u>
Last Deed Date	08/19/2016
Sale Date	n/a
Sale Price	n/a

174-62-936 Residential Parcel

This is a residential parcel and the current owner is KACHINA DEV LLC. It is located in the Kachina Estates subdivision and MCR 124903.

Property Information

MCR #	<u>124903</u>
Description:	KACHINA ESTATES MCR 1249-03
Lat/Long	
Lot Size	43,561 sq ft.
Zoning	SUP-P
Lot #	1
High School District	SCOTTSDALE UNIFIED #48
Elementary School District	SCOTTSDALE UNIFIED SCHOOL DISTRICT
Local Jurisdiction	PARADISE VALLEY
S/T/R	10 2N 4E
Market Area/Neighborhood	14/011
Subdivision (4 Parcels)	<u>KACHINA ESTATES</u>

Owner Information**KACHINA DEV LLC**

Mailing Address	10632 N SCOTTSDALE RD NO B685 , SCOTTSDALE, AZ 85254
Deed Number	<u>150803448</u>
Last Deed Date	11/09/2015
Sale Date	n/a
Sale Price	n/a